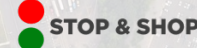


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TWO PAD SITES AVAILABLE - APPROX 1-2 ACRES & 1.2 +/- ACRES

AREA TENANTS



PROPERTY INFORMATION

- Ground lease or build to suit
- Great Retail, Medical & Commercial location
- Located at exit 25A Interstate 84 with full east/west interchange access
- Interstate 84 visibility
- Local ownership/management

SPACE DETAILS

- Available pad sites approx 1 - 2 acres
 - Pad 1: Approx 1 - 2 acres
 - Pad 2: 1.2 +/- acres

AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	7,511	53,389	159,656
MEDIAN HH INC	\$74,220	\$77,837	\$80,741
AVERAGE HH INC	\$92,500	\$97,063	\$101,024



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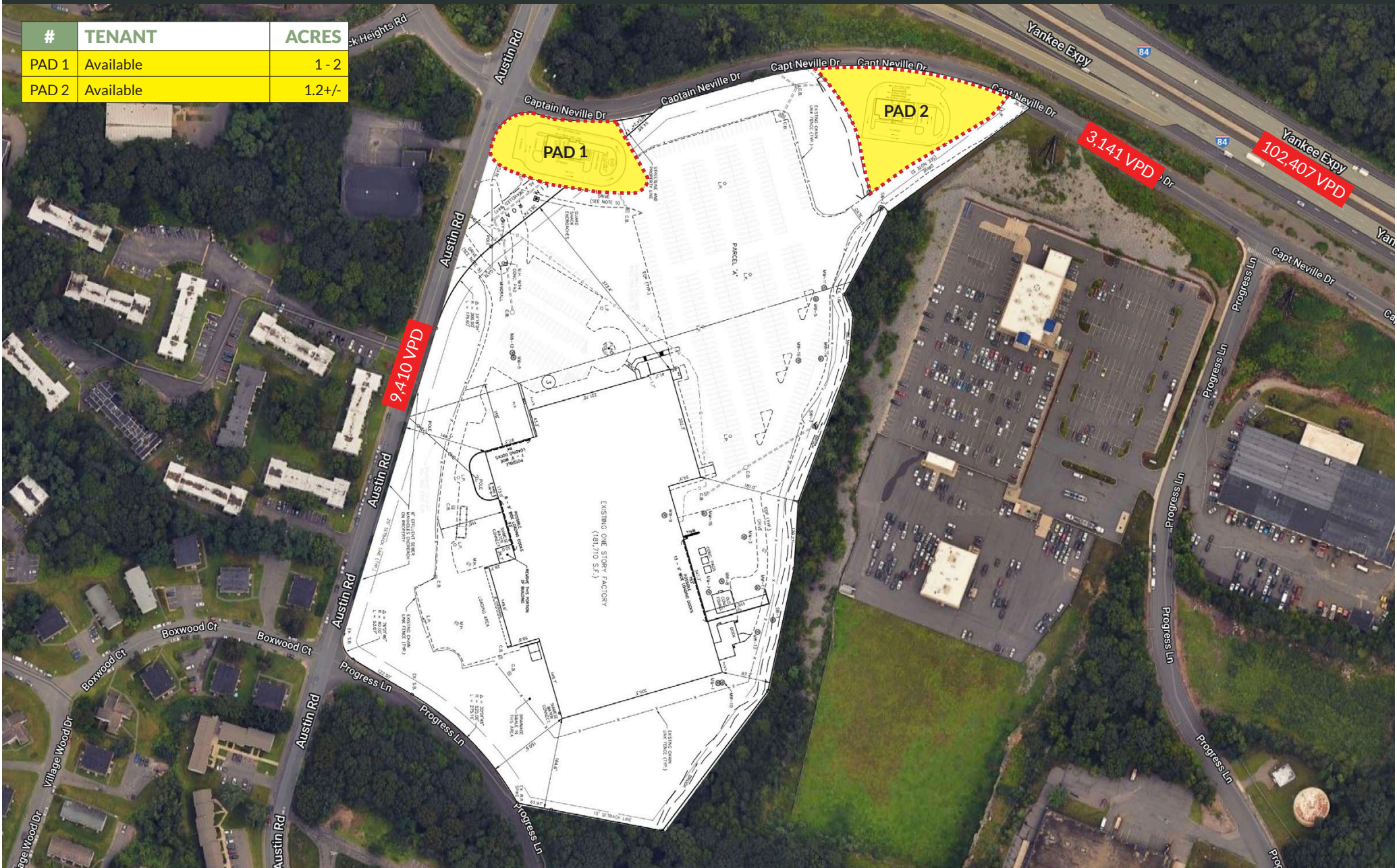
FOR MORE INFORMATION CONTACT:

ROB ORIS | 203.641.7579 | Rob@CharterRealty.com

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#	TENANT	ACRES
PAD 1	Available	1 - 2
PAD 2	Available	1.2+/-



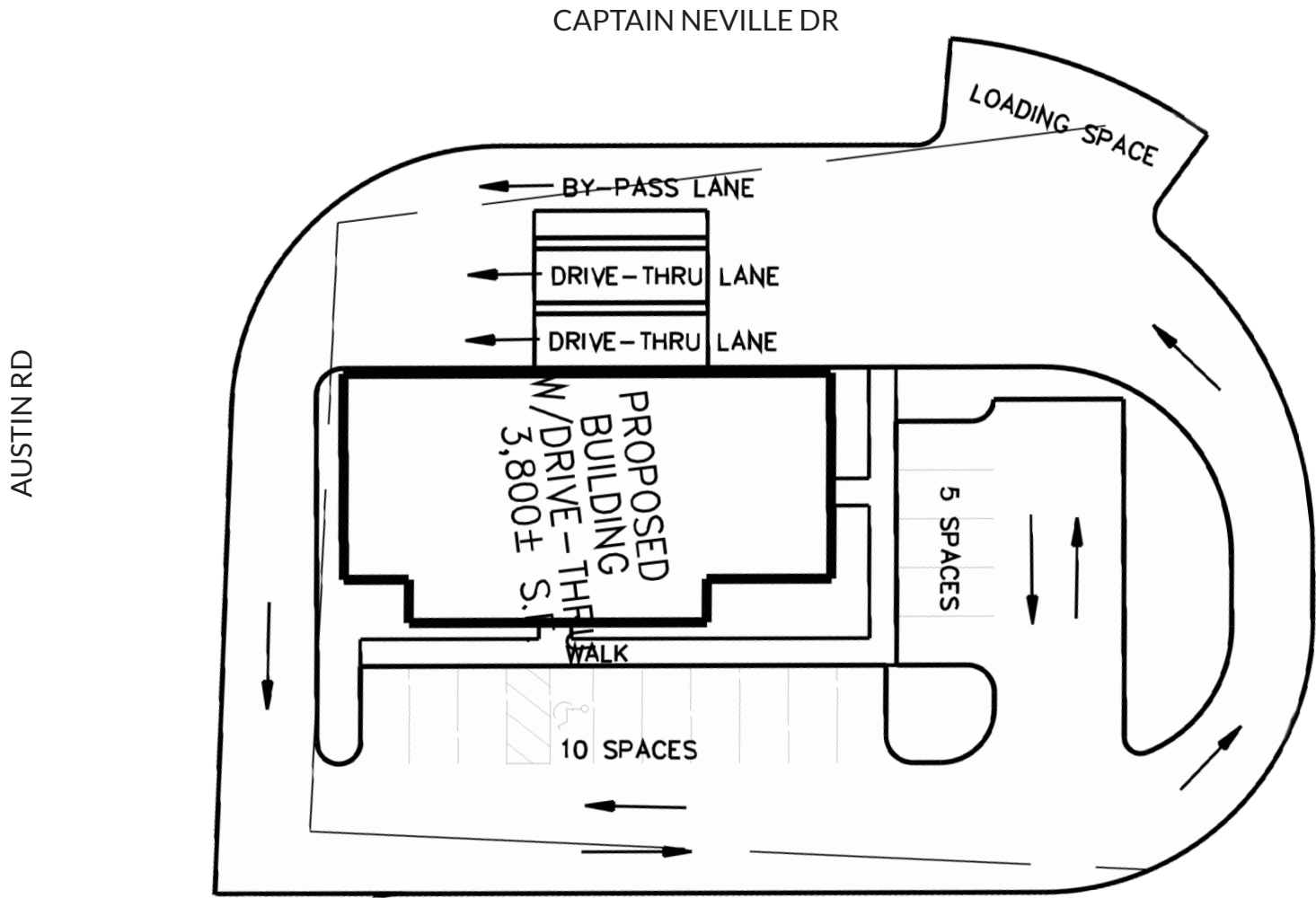
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PAD 1

FOR ILLUSTRATIVE PURPOSES ONLY



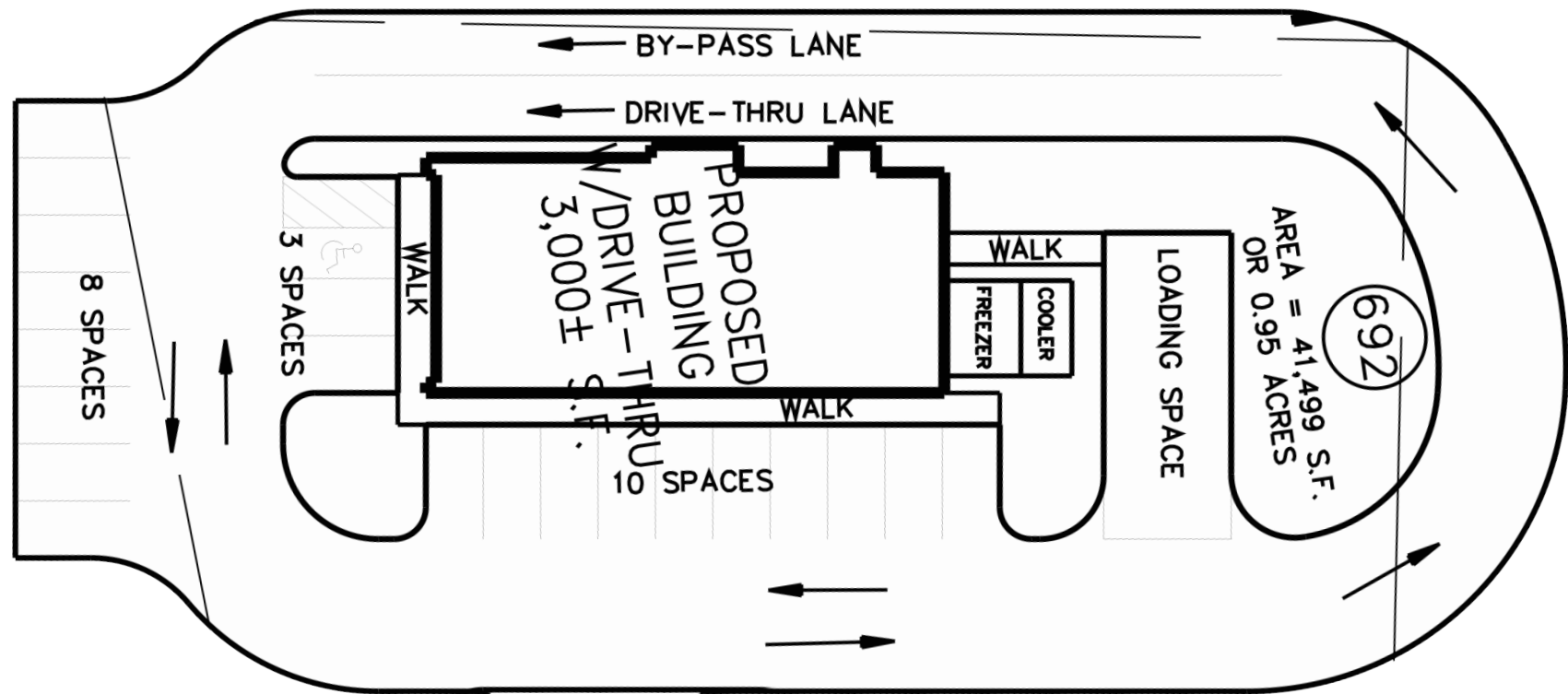
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PAD 2

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TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **7,511**

Households: **3,215**

Daytime Population: **5,693**

Median Age: **41.2**



Average Household Income: **\$92,500**

Median Household Income: **\$74,220**

3 MILE RADIUS:



Total Population: **53,389**

Households: **21,209**

Daytime Population: **34,170**

Median Age: **42.3**



Average Household Income: **\$97,063**

Median Household Income: **\$77,837**

5 MILE RADIUS:



Total Population: **159,656**

Households: **62,406**

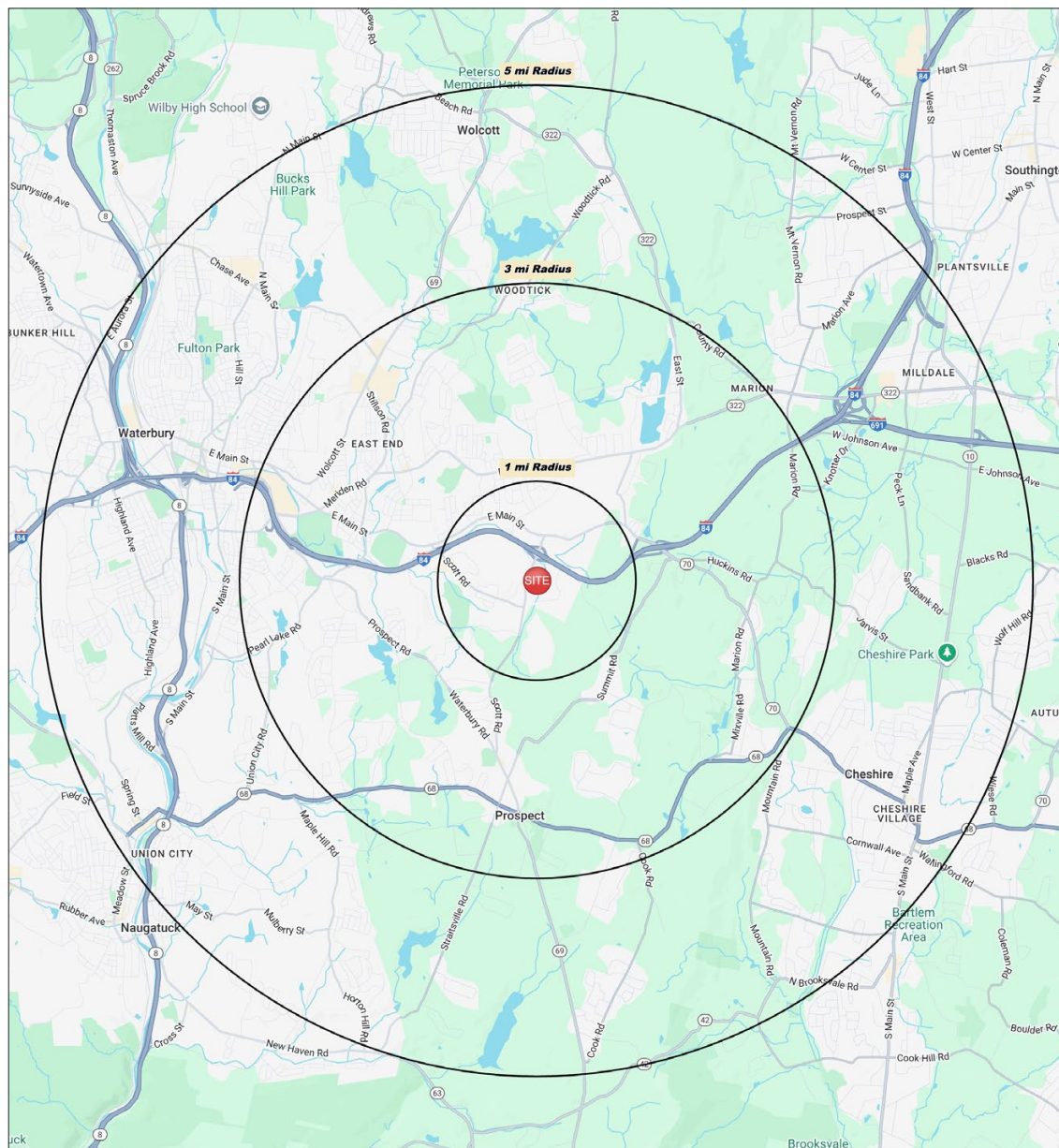
Daytime Population: **119,419**

Median Age: **41.1**



Average Household Income: **\$101,024**

Median Household Income: **\$80,741**



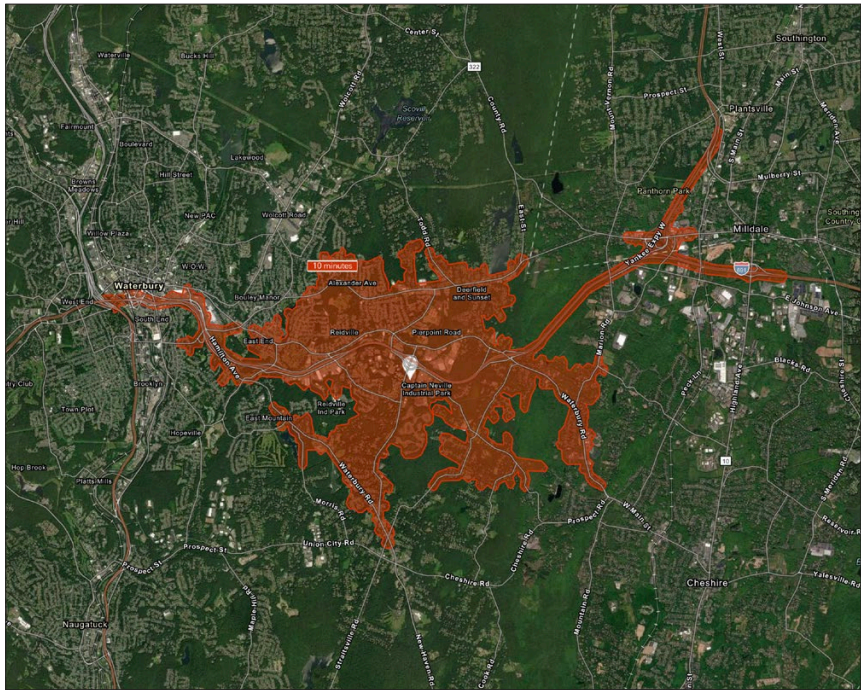
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10 MINUTE DRIVE TIME



KEY FACTS

20,751

Population

\$61,702

Median Household Income

38.7

Median Age

17,612

Daytime Population

TAPESTRY SEGMENTS

Front Porches

4,165 households

Socioeconomic Traits

Composed of a blue-collar workforce with a strong labor force participation rate.

Household Types

Young families w/ children, single parent families, singles living alone.

Typical Housing

Single Family; Multi-units

Metro Fusion

1,339 households

Socioeconomic Traits

Many residents do not speak English fluently and have moved into their homes recently. They work hard to advance in their professions, including working weekends.

Household Types

Single-parent and single person households make up over half of all households.

Typical Housing

Multi-unit Rentals; Single Family

Parks & Rec

607 households

Socioeconomic Traits

More than half of the population is college educated. This is a financially shrewd market with a diverse workforce.

Household Types

Married couples, approaching retirement age.

Typical Housing

Single Family

TOTAL RETAIL SALES

Includes F&B



\$357,483,767

EDUCATION

Bachelor's Degree or Higher



26%

OWNER OCCUPIED HOME VALUE

Average



\$257,187

ANNUAL HOUSEHOLD SPENDING

\$2,966

Eating Out

\$1,775

Apparel & Services

\$5,497

Groceries

\$213

Computer & Hardware

\$5,605

Health Care



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PAD SITE 1



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PAD SITE 2



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